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09/24/2009

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Official Record

Recording requested By
EUREKA COUNTY

Eureka County - NV
Mike Rebaleati - Recorder

Fee. Page 1 of 5
RPTT: Recorded By: FES
Book- 0492 Page- 0327



0213855

APN# N/A

Recording Requested by:

Name: EUREKA COUNTY

Address: _____

City/State/Zip EUREKA, NV

MEMORANDUM OF COMMUNICATIONS SITE LEASE

ALLTEL COMMUNICATIONS, LLC

(Title of Document)

**This page added to provide additional information required by NRS 111.312
Sections 1-2.**

(Additional recording fee applies)

This cover page must be typed or printed.

MEMORANDUM OF COMMUNICATION SITE LEASE

This Memorandum of Communication Site Lease ("Memorandum") is executed this 21 day of September 2009, by and between Eureka County, by its Board of County Commissioners acting on behalf of the unincorporated town of Crescent Valley, Nevada ("Owner"), and Alltel Communications, Inc. acting by and through Alltel Communications, LLC, a Delaware limited liability company in good standing in the State of Nevada ("Tenant"), and evidences that on the 21 day of September 2009, a Communications Site Lease was executed for the Property as that term is hereinafter defined.

1. **Lease Term.** The Initial Term of the Lease shall be ten (10) years commencing on the 21 day of September, 2009 (Commencement Date) and terminating at midnight on the 21 day of September, 2018. Tenant has the right to extend the Lease for one (1) additional ten (10) year term.

2. **Property.** Subject to the terms of the Lease, Owner has leased to Tenant the use of a portion of the real property described in Exhibit "A" attached hereto ("Property"), and Owner has granted Tenant an easement for ingress, egress and utilities over that property described in Exhibit "B" attached hereto ("Easement").

3. **Notices.** All notices, requests, demands, and other communications to the Owner or Tenant shall be made at the following addresses:

If to Owner:
Eureka County District Attorney
ATTN: Alltel lease
P.O. Box 190
Eureka, Nevada 89316-0190

Hand Delivery Address (if different):
701 South Main Street
Eureka, Nevada 89316

If to Tenant:
ALLTEL Communications, Inc.
P.O. Box 2177
Little Rock, AR 72203-2177
Attn: Property Management Dept.

Hand Delivery Address:
ALLTEL Communications, Inc.
One Allied Drive
Little Rock, AR 72202
Attn: Property Management Dept.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first set forth above.

OWNER:

OWNER: *Eureka County*

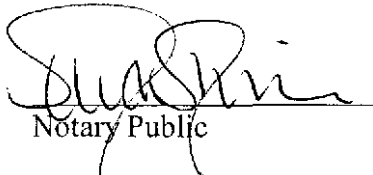
Signed, sealed, and delivered
in the presence of:

By: Board Eureka County Commissioners


Clerk of the Board

Title: Chair of the Board

Date: *SEPT. 21*, 2009


Notary Public

My Commission Expires: *7/17/2012*

(Affix Notary Seal)



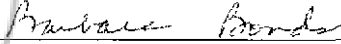
IN WITNESS WHEREOF, Tenant has executed this Agreement as of the day and year first above written.

TENANT:

Alltel Communications, LLC

By Management Trust

Signed, sealed, and delivered
in the presence of:

By: 

Barbara Bonds

Title: Trust Counsel

Date: *9/14/09*


Unofficial Witness


Notary Public

My Commission Expires: *12.17.2018*

(Affix Notary Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

The property referred to herein as Premises is located within the parent parcel described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.
SECTION 33: THE SOUTHWEST QUARTER (SW 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4).

The Premises are located generally as indicated in the sketch attached hereto as Exhibit "B". Owner and Tenant agree that upon the Commencement Date, Tenant may replace this Exhibit "A" with a revised Exhibit "A" which shall be a surveyed metes and bounds legal description of the Premises, and which shall specifically identify the length and dimension of the Premises upon which Tenant may construct, operate and maintain its Communications Facility.

EXHIBIT "B"

LEGAL DESCRIPTION OF EASEMENT

The Easement for ingress, egress and utilities across the parent parcel described on Exhibit "A" will be _____ feet (____') wide and located within the hatch marked area on the sketch below. Owner and Tenant agree that upon the Commencement Date, Tenant may replace this Exhibit "B" with a revised Exhibit "B" which shall be a metes and bounds legal description of the ingress, egress and utility easement which will specifically identify the location and dimensions of the aforesaid easement.

